

SECTION 9A - NZONES REGULATIONS

AIRPORT DISTRICT

The following regulations shall apply to every building, structure, lot and building site in the following zone and shall be subject to all of the general provisions of these regulations.

ZONE N - 1 AIRPORT NOISE HAZARD DISTRICT

1. PERMITTED USES:

- a. Municipal Airport and related accessory facilities.
- b. Agricultural uses.
- c. Commercial uses.
 - 1. Auto rental.
 - 2. Auto sales and service.
 - 3. Restaurants.
 - 4. Individual storage units.
 - 5. Home improvement stores.
 - 6. Residential and commercial contractors and subcontractors.
 - 7. Professional and business offices.
 - 8. Agricultural implements sales and services.
 - 9. Wholesale outlets and warehousing.
 - 10. Bus, cab and rail terminals.
 - 11. Shops for custom work and manufacturing of articles to be sold at retail on the premises.
 - 12. Boat and mobile home sales and services.
 - 13. Garden stores, greenhouses, nurseries and hydroponic farms.
- d. Industrial Uses:
 - 1. All uses permitted in D -1 and D -2 with the exceptions of electronics manufacturing, communications, precision optical instrument manufacturing and electrical or power substations.

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

- 1. The location of conditional use boundary lines and their relation to established property lines.

2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximated dimensions, labeled according to their use.
 3. The name and address of the Applicant.
 4. The true north point, scale and date.
 5. Names of adjacent roads, streets or highways.
 6. The location and size of any existing or proposed signs
3. USE LIMITATIONS:
- a. No residential uses shall be permitted.
 - b. All activities and storage shall be wholly inside of a building or buildings unless the nearest point of such activity or storage is more than 200 feet from the boundary of any other zoning district other than D -2, D -3 or G -1, except that storage may be maintained outside the building if such storage area is separated from public streets and other property by screening of not less than six (6) feet in height.
 - c. Servicing and maintenance of vehicles shall be permitted only when such is necessary to the conduct of the permitted use and when properly screened from public rights-of-way.
 - d. All premises shall have adequate all-weather surfaced drives, walks and parking areas and the grounds shall be planted and landscaped in accordance with a plan approved by the Planning Board.
 - e. Lots adjoining any residential district shall be provided with screening sufficient to protect the privacy of the adjoining residential uses on a year-round basis.
 - f. No buildings shall be used for residential purposes except that a watchman may reside on the premises.
 - g. Exterior lighting shall be shaded so that no direct light is cast upon property located in a residential district or upon any street where glare is visible to traffic.
 - h. There shall be no emissions into the air or noise, odor or vibration detectable beyond the property line.

4. DENSITY REQUIREMENTS:

- a. No structure shall violate any height restrictions as prescribed by F.A.A. Regulations Part 77.
- b. Minimum Lot Area for permitted uses unless otherwise required by County Sanitary Code: 1 acre.
- c. Minimum Lot Width: 50 feet.
- d. Maximum Building Height: 50 feet.
- e. Minimum Front Yard Depth (all sides abutting street): 25 feet
- f. Minimum Side Yard on both sides of lot: No limitation except 10 feet when abutting a residential use.
- g. Minimum Rear Yard: No limitation except 15 feet when abutting a residential use.